ORDERED ACCORDINGLY.

Dated: January 29, 2011

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

TIFFANY & BOSCO
P.A.
2525 EAST CAMELBACK ROAD
SUITE 300
PHOENIX, ARIZONA 85016
TELEPHONE: (602) 255-6000
FACSIMILE: (602) 255-0192

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-00992

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

IN RE: Eric C. Henningsen Debtors. Wells Fargo Bank, N.A. Movant, vs. Eric C. Henningsen Debtors; Russell A. Brown, Trustee. Respondents.	No. 2:10-bk-00382-GBN Chapter 13 O R D E R (Related to Docket #41) Hearing Date: January 21, 2011

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real property which is subject of a Deed of Trust dated January 27, 2006, and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Eric C. Henningsen have an interest in, further described as:

Lot 366, CRYSTAL GARDENS, PARCEL 2A, according to Book 427 of Maps, Page 8, and at Recorder's No. 96-777887, records of Maricopa County, Arizona.

IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S. Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtor converts this case to another chapter under the U.S. Bankruptcy Code.

IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED that no Trustee Sale shall take place within 90 days from the date of the Hearing which was January 21, 2011.

IT IS FURTHER ORDERED that this Court shall retain its jurisdiction in relation to the discovery process currently undertaken by the United States Trustee's Office.